

CPA2026-00005 - Buckingham Community Plan Changes

GOAL 20: BUCKINGHAM COMMUNITY PLAN	
Goal / Objective / Policy	Change Notes
GOAL 20: BUCKINGHAM COMMUNITY PLAN. Manage the future growth in the Buckingham Community Plan area; to preserve the existing rural and agricultural land use pattern; to diversify the choice of housing for Lee County by maintaining and enhancing the historic and rural character; and to protect the unique historical and environmental resources in the Buckingham Community Plan area.	Buckingham is an established community with existing acreage subdivisions as well as master planned communities. Based on typical lot sizes and current development patterns, land use or future development patterns would not be significantly impacted by the removal of Goal 20 and the subsequent Objectives and Policies. The Rural Community Preserves future land use category will continue to control the development in this area. No changes to the existing Future Land Use Map are proposed and all areas remain unchanged.
OBJECTIVE 20.1: LAND USE. Land uses in the Buckingham Community Plan area will be developed in a manner that is consistent with the rural and agricultural land use pattern.	Objective 20.1 and the corresponding policies are mostly duplicative of the Rural Community Preserves future land use category. Policies 20.1.2, 20.1.3, and 20.1.5 were modified and relocated to be included in the updated language of Policy 1.4.3. Relocated & Amended: POLICY 1.4.3: The <u>Rural Community Preserves</u> future land use category requires special design approaches to maintain existing rural character, for example: conservation easements, flexible road design standards (including relocation of future arterials not serving the rural community), special fencing and commercial sign standards, and retention of historic rural uses. Lands within this category are not to be converted to future urban or suburban areas; rather, they are to remain permanently rural in character and use. These areas are restricted to low density residential uses (with minimum lot size requirements), agricultural uses, and minimal non-residential uses that are needed to serve the rural community. <u>The southeast and northeast quadrants of the intersection of Orange River Boulevard and Buckingham Road is designated as the commercial node for the Buckingham Community Plan area. With the exception of the uses and the property identified in this policy, no new commercial development will be located outside of this commercial node. This commercial node also includes the lands eastward from the easterly right-of-way of Buckingham Road and lying between Cemetery Road and Orange River Boulevard. Commercial uses permitted in agricultural zoning districts, such as Feed and Tack stores, are allowed outside of the commercial node if appropriate zoning approval is granted. Commercial boarding stables throughout the Rural Community Preserve will be allowed to give lessons and clinics if lawfully existing or appropriate zoning approval is granted. Commercial uses are permitted</u>
POLICY 20.1.1: No property within the Buckingham Community Plan area will be rezoned to RVPD.	

POLICY 20.1.2: The southeast and northeast quadrants of the intersection of Orange River Boulevard and Buckingham Road is designated as the commercial node for the Buckingham Community Plan area. With the exception of the uses and the property identified in this policy, no new commercial development will be located outside of this commercial node. All new commercial developments in the node are required to provide a minimum of 30% open space. This commercial node is described as those lands 300 feet eastward from the easterly right-of-way of Buckingham Road and lying between Cemetery Road and a point 300 feet north of the intersection of Buckingham Road and Orange River Boulevard. Commercial uses permitted in agricultural zoning districts, such as Feed and Tack stores, are allowed outside of the commercial node if appropriate zoning approval is granted. Commercial boarding stables throughout the Rural Community Preserve will be allowed to give lessons and clinics if lawfully existing or appropriate zoning approval is granted. Commercial uses are permitted on the property zoned C-1 located at 9140 Buckingham Road.

POLICY 20.1.3: Except for those clustered areas approved in accordance with Policy 20.1.5, all lots created in the Rural Community Preserve future land use category must have a minimum area of 43,560 square feet, unless a Minimum Use Determination has been issued. Calculation of lot size must exclude any road right-of-way or easement areas, water management areas, and natural water bodies.

POLICY 20.1.4: Bonus density is prohibited in the Rural Community Preserve.

POLICY 20.1.5: Clustering of residential development in the Rural Community Preserve requires residential planned development (RPD) zoning. Density in clustered developments will be based on upland acreage. Dwelling units must be located away from the property boundaries. Clustering of residential development is limited in the following fashion:

- Buildings must be set back a minimum of 100 feet from the RPD boundary.
- The RPD must have a minimum of 10 acres in order to cluster homesites.

on the property zoned C-1 located at 9140 Buckingham Road. Property in this category may not be rezoned to any RV district. Maximum density is one dwelling unit per acre (1 du/acre). Bonus densities are not allowed.

All lots created in the Rural Community Preserves future land use category must have a minimum area of 43,560 square feet and calculation of lot size must exclude any road right-of-way or easement areas, water management areas, and natural water bodies, unless clustered in the following fashion:

- Buildings must be set back a minimum of 100 feet from the RPD boundary.
- The RPD must have a minimum of 10 acres in order to cluster homesites.

Objective and Policies were combined into the future land use category of Rural Community Preserve.

Commercial properties within the Rural Community Preserve remain the same.

POLICY 20.1.6: When possible, residential development adjacent to the Rural Community Preserve future land use category should make appropriate transitions to the Community Plan area with a graduated increase in density as development moves away from the Rural Community Preserve future land use category boundary. Appropriate buffers will be established for projects adjacent to the Rural Community Preserve future land use category boundary during the rezoning process.	Duplicative of: POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.
POLICY 20.1.7: To preserve the shoreline, a 50 foot setback is required from the Orange River. The setback will be measured from the mean high water line or from the top of bank of the Orange River, whichever is further landward. Docks are exempt from this setback requirement.	Duplicative of (as amended): LDC Landscape standards. Sec. 10-416. (d)(9) <i>Development abutting natural waterway.</i> <u>There</u> must be a 50-foot-wide vegetative buffer landward of non-seawalled natural waterways as measured from the mean high water line or top of bank, whichever is further landward.
POLICY 20.1.8: The owner or agent of any rezoning or special exception request on property within the Community Plan area boundary or on property with existing or proposed direct access to Buckingham Road, must hold one public information meeting in accordance with Policies 17.3.3 and 17.3.4 prior to the application being found sufficient.	Community input meetings as described in this Policy are not required by statute and the requirement is being deleted based on Board Direction.
OBJECTIVE 20.2: TRANSPORTATION. To use context sensitive design, appropriate to Future Non-Urban Areas, for roadway improvements. For purposes of this objective, improvements related to bicycle, pedestrian and equestrian facilities or safety improvements, including but not limited to intersection and turn lane additions or improvements, will not be deemed an expansion of the roadway.	This Objective and related Policies are out of date and inconsistent with existing approvals.
POLICY 20.2.1: Future multi-lane expansions within the Buckingham Community Plan area will be limited to the four-laning of Buckingham Road (except for the portion of Buckingham Road that is encompassed by the Luckett Road Extension). All other existing roadways within the boundaries of the Buckingham Community Plan area will remain in their two-lane configuration. This policy does not include bicycle, pedestrian and equestrian facilities or safety improvements. Prior to adding any multi-lane expansions of Buckingham Road to the schedule of capital improvements, one public meeting after 5:00 p.m. regarding the proposed road expansion must be held in accordance with Policies 17.3.3 and 17.3.4.	The provisions were originally created prior to the removal of required transportation concurrency from Florida Statutes (2011) and the Lee Plan (2014) and have had the unintended consequences of reducing levels of service for the transportation network. Projects can no longer be denied for transportation impacts due to state statute changes back in 2011, but this policy has not been changed.

POLICY 20.2.2: Future extensions of roadways into or through the Community Plan area will be limited to the Lockett Road Extension on the alignment and in the configuration as adopted by the Board of County Commissioners on June 3, 2008. Any proposal to further change the adopted alignment of the Lockett Road Extension will require analysis and public input with at least one public meeting in accordance with Policies 17.3.3 and 17.3.4. The analysis must consider the feasibility of locating the alignment as far south as possible, starting east of Pangola, in order to skirt the Buckingham Community Plan area. In addition, specific roadway extensions are prohibited as follows: 1. The extension of State Road 31 south of the Orange River is prohibited. 2. The extension of Ellis Road is prohibited. 3. The extension of Staley Road to State Road 82 is prohibited. 4. The extension and connection of Long Road to Ellis Road is prohibited. 5. No new east/west collector roadways will be planned or built within the Rural Community Preserve.	Lee County's transportation network should be coordinated across the entire county to effectively address local needs, rather than driven only by the preferences of individual communities.
POLICY 20.2.3: Identify issues, propose options, and develop a plan directed at improving safety on roads, limiting the negative effects of traffic, and improving the overall functionality of roads within the Buckingham Community Plan area to the extent practicable and consistent with the balance of applicable policies.	Duplicative of: OBJECTIVE 39.2: TRANSPORTATION AND LAND USE PLANNING. Develop and maintain transportation planning tools and strategies to coordinate land use development with planned transportation facilities appropriate to future urban areas, future suburban areas, or future non-urban areas, as defined. Include road designs and street modifications to accommodate significant truck traffic on freight corridors identified in the MPO Freight Mobility Study and for transit, bicycle, and pedestrian facilities where indicated on the Transportation Map Series and Map 4-E, the Lee County Greenways Master Plan. OBJECTIVE 39.7: COMMUNITY IMPACTS. New and expanded transportation facilities will be aligned and designed to protect existing development except where no feasible alternative exists.
OBJECTIVE 20.3: PUBLIC FACILITIES AND UTILITIES. To maintain the rural character of the Buckingham Community Plan area with the provision of public facilities and utilities appropriate for Future Non-Urban Areas.	Public facilities provided by Lee County should be coordinated across the entire county to effectively address local needs, rather driven only by the preferences of individual communities.

POLICY 20.3.1: In order to discourage unwanted urban development, central sewer lines will not be extended into the Buckingham Community Plan area, except to the areas identified by Lee Plan Map 4-B as Future Sanitary Sewer Service Areas, areas identified by Lee Plan Table 6, “10-Year Sanitary Sewer Service Feasibility Plan”, the existing Resource Recovery Facility, the adjacent Lee County Parks and Recreation Facility, and any future public facility. Under no circumstances will the availability of central sewer lines be accepted as justification for a density or intensity increase, or reduction of lot size requirements (except as provided in Policy 20.1.5), within the Rural Community Preserve.	Development of sewer infrastructure should be based on Standard 4.1.2, with county wide applicability. Based on densities allowed in the Rural Community Preserves future land use category it is not anticipated that sewer will need to be extended at this time.
POLICY 20.3.2: Central water lines may be extended along roads of the Buckingham Community Plan area upon request of property owners, with extension and connection fees paid by the person(s) receiving the water service. The County may also extend central water lines through the Buckingham Community Plan area, if necessary. Connection to this expanded water service network will be on a voluntary basis, unless required by state or federal regulations. Under no circumstances will the availability of central water be accepted as justification for a density or intensity increase, or reduction of lot size requirements (except as provided in Policy 20.1.5), within the Buckingham Community Plan area.	Development of water service infrastructure should be based on Standard 4.1.1, with county wide applicability. Based on densities allowed in the Rural Community Preserves future land use category it is not anticipated that water line infrastructure will need to be extended at this time.
POLICY 20.3.3: All new large developments (as defined in LDC, Chapter 10) must install utilities underground. Utilities include, but are not limited to, electricity, telephone, and cable lines.	Location of utilities should be determined by design professionals based on individual site characteristics.
POLICY 20.3.4: Lehigh Acres Municipal Services Improvement District (LAMSID) is encouraged to continue to develop and maintain its infrastructure to minimize flooding, manage flows down the Orange River, and improve water quality. In addition, LAMSID is encouraged to work with the Lee County Emergency Operations Center to develop a system to warn residents in advance of large releases of water.	Duplicative of: GOAL 59: PROTECTION OF LIFE AND PROPERTY. To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources. POLICY 59.1.4: Continue to develop, update, and improve technical information, with the assistance of the USDA Natural Resources Conservation Service, United States Geological Survey, Federal Emergency Management Agency (FEMA), SFWMD, and other agencies, in order to better determine the current flooding risks associated with severe rainfall events.

POLICY 20.3.5: Any development or redevelopment of property must be done in a manner that does not adversely impact the rural community. Any use must provide appropriate separation, buffering, traffic mitigation and control, and environmental protection.

Duplicative of:

POLICY 1.4.3: The Rural Community Preserves future land use category requires special design approaches to maintain existing rural character, for example: conservation easements, flexible road design standards (including relocation of future arterials not serving the rural community), special fencing and commercial sign standards, and retention of historic rural uses. Lands within this category are not to be converted to future urban or suburban areas; rather, they are to remain permanently rural in character and use. These areas are restricted to low density residential uses (with minimum lot size requirements), agricultural uses, and minimal non-residential uses that are needed to serve the rural community. The southeast and northeast quadrants of the intersection of Orange River Boulevard and Buckingham Road is designated as the commercial node for the Buckingham Community Plan area. With the exception of the uses and the property identified in this policy, no new commercial development will be located outside of this commercial node. This commercial node also includes the lands eastward from the easterly right-of-way of Buckingham Road and lying between Cemetery Road and Orange River Boulevard. Commercial uses permitted in agricultural zoning districts, such as Feed and Tack stores, are allowed outside of the commercial node if appropriate zoning approval is granted. Commercial boarding stables throughout the Rural Community Preserve will be allowed to give lessons and clinics if lawfully existing or appropriate zoning approval is granted. Commercial uses are permitted on the property zoned C-1 located at 9140 Buckingham Road. Property in this category may not be rezoned to any RV district. Maximum density is one dwelling unit per acre (1 du/acre). Bonus densities are not allowed. All lots created in the Rural Community Preserves future land use category must have a minimum area of 43,560 square feet and calculation of lot size must exclude any road right-of-way or easement areas, water management areas, and natural water bodies, unless clustered in the following fashion:• Buildings must be set back a minimum of 100 feet from the RPD boundary.• The RPD must have a minimum of 10 acres in order to cluster homesites.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

POLICY 20.3.6: Detention and correctional facilities are prohibited within the Buckingham Community Plan area.	No new facilities are being planned, however public facilities provided by Lee County should be coordinated across the entire county to effectively address local needs, rather driven only by the preferences of individual communities.
POLICY 20.3.7: No new landfills or resource recovery facilities are permitted in the Buckingham Community Plan area. Expansion of the Resource Recovery facilities located on the County property is permitted, including the introduction of new operations and facilities to address solid waste needs.	
OBJECTIVE 20.4: LANDSCAPING, BUFFERING, COMMUNITY AESTHETICS, AND QUALITY OF LIFE. To provide adequate and appropriate landscaping, open space, and buffering as a means of protecting and enhancing the historic rural character and natural environment of the Buckingham Community Plan area from potential negative impacts of developments, utilities, public services, roads, and land use changes or other improvements.	Objective is redundant with requirements of Land Development Code for landscaping, buffering, and aesthetics found in LDC Sections 10-411 through 10-421.
POLICY 20.4.1: Essential service and community facilities must provide an appropriate native vegetative buffer to address compatibility.	Duplicative of: Policy is redundant with requirements for landscaping, buffering, and aesthetics found in LDC Sections 10-411 through 10-421. POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.
POLICY 20.4.2: Lee County will continue, through Lee County Solid Waste Collection Agreements, to require all current and future solid waste collection contractors to perform weekly litter collection along approximately one and one half miles of Buckingham Road, in the vicinity of the Resource Recovery Facility.	Duplicative of: GOAL 62: SOLID WASTE. To ensure the health, safety, and general welfare of the citizens of Lee County by protecting the quality of the environment through the proper management and disposal of solid waste.

POLICY 20.4.3: Residential project walls are prohibited. Berms are allowed in accordance with the LDC, but must be designed to be undulating.

Flexibility should be allowed to account for site specific design characteristics.

Duplicative of:

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

POLICY 20.4.4: Outdoor lighting must be designed to reduce light pollution and light trespass.

Duplicative of:

LDC Sec. 10-262. - Outdoor Lighting Standards.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

POLICY 20.4.5: Any deviation from landscaping, buffering, or signage requirements may not be granted, unless the request meets the approval criteria for variances set forth in LDC, Chapter 34.

It is not appropriate to apply different standards and protections in different areas of the County. The Land Development Code provides criteria for both deviations and variances and they have differing purposes.

OBJECTIVE 20.5: ENVIRONMENT, OPEN SPACE AND PARKS. To protect the environment, open space and parks within the Buckingham Community Plan area.

Duplicative of:

GOAL 77: DEVELOPMENT DESIGN REQUIREMENTS. To require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.

POLICY 85.2.1: Public parks, easements, and open spaces which have a demonstrated public benefit are to be protected from conversion to incompatible public or private uses.

POLICY 20.5.1: Lee County will work with the Buckingham Community to develop a plan for an interconnected system of parks, hiking, and horse riding trails within the Buckingham Community Plan area.

Duplicative of:

POLICY 76.1.1: Based on community needs and interests, the County will equitably distribute community park facilities within impact fee districts in unincorporated Lee County.

POLICY 76.1.3: By using the experience and knowledge of community groups and professionals and by using data garnered from surveys and public hearings, the County will distribute facilities based on interest and need.

POLICY 77.3.6: Coordinate trails and greenway planning and construction efforts with private landowners to identify, protect, develop, and manage linear open space connectors for recreation and conservation greenway corridors and encourage private landowners to dedicate greenway facilities for public recreational use through incentives and impact fee credits.

POLICY 20.5.2: Any access to the Orange River, except for single family docks, will be reviewed through the planned development zoning process to insure consistency with surrounding areas. Docks, except for single family docks, approved prior to March 3, 2010 may remain but may not be expanded unless the expansion complies with this policy.

Duplicative of (as amended):

Landscape standards LDC Sec. 10-416. (d)(9)

Development abutting natural waterway. There must be a 50-foot-wide vegetative buffer landward of non-seawalled natural waterways as measured from the mean high water line or top of bank, whichever is further landward.

POLICY 20.5.3: The removal of invasive exotic plants, as defined by the state or County, is required for all new development within the Rural Community Preserve.	Duplicative of: LDC Sec. 10-420. Plant material standards.(h) <i>Invasive exotics.</i> The following highly invasive exotic plants may not be planted, (i.e., are prohibited) and must be removed from the development area. Methods to remove and control invasive exotic plants must be included on the development order plans. A statement must also be included on the development order that the development area will be maintained free from invasive exotic plants in perpetuity. For the purposes of this subsection, invasive exotic plants include:
OBJECTIVE 20.6: To protect and support agricultural uses. These uses include a variety of agricultural applications such as tree farms, citrus farms, stables, cattle, cows, goats, and other livestock and crops of varying sizes. POLICY 20.6.1: Growing of crops for alternative energy sources on an experimental basis, such as <i>Jatropha curcas</i>, will be considered an agricultural use.	Duplicative of: Florida Statute Ch. 823.14 - Florida Right to Farm Act <u>POLICY 9.1.6:</u> <u>Support small and large-scale farming operations and alternative, agriculturally-based enterprises to sustain economically-viable commercial agriculture in order to foster a diverse local economy while maintaining agricultural uses. For the purposes of this objective, alternative, agriculturally-based enterprises including but are not limited to the production of biofuel crops, niche farming activities, agri-tourism, and carbon offset farming.</u>